

File No./Escrow No.: 155-012719
Print Date & Time: 04/22/21 11:18 AM
Officer/Escrow Officer:
Settlement Location:
 Berkshire Hathaway HomeServices
 Homesale
 1680 Kenneth Rd
 York, PA 17408

Devon Abstract, LLC
ALTA Universal ID: 1108194
 744 West Lancaster Avenue, Suite 120
 Wayne, PA 19087



Property Address:	806 Arbor Lane York, PA 17406
Borrower:	Arren Randall and Rochelle Williams 412 N. George St York, PA 17401
Seller:	Gregg S. Juris 806 Arbor Ln York, PA 17406
Lender:	Allied Mortgage Group ISAOA/ATIMA, 225 E. City Line Ave., Ste. 102, Bala Cynwyd, PA, 19004
Loan Number:	200221029067
Settlement Date:	04/23/2021
Disbursement Date:	04/23/2021
Additional dates per state requirements:	

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$305,000.00	Sale Price of Property	\$305,000.00	
		Deposit		\$3,000.00
		Loan Amount		\$299,475.00
		Prorations/Adjustments		
	\$1,026.52	City Property Taxes from 04/24/2021 thru 12/31/2021	\$1,026.52	
	\$52.31	sewer from 04/24/2021 thru 06/30/2021	\$52.31	
	\$675.57	School Property Taxes from 04/24/2021 thru 06/30/2021	\$675.57	
	\$45.87	trash from 04/24/2021 thru 06/30/2021	\$45.87	
\$7,000.00		Seller Assist		\$7,000.00
\$53,825.17		bankruptcy to Charles Dehart, III		
		Loan Charges to Allied Mortgage Group ISAOA/ATIMA		
		0.25% of Loan Amount (Points)	\$748.69	
		Prepaid Interest \$23.59 per day from 04/23/2021 to 05/01/2021)	\$188.72	

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Other Loan Charges		
		Appraisal fee	\$650.00	
		Credit report	\$95.00	
		Mortgage Insurance Premium	\$5,150.68	
		Third Party Processing fee	\$600.00	
		Impounds		
		Homeowner's Insurance \$89.25 per month for 3 mo.	\$267.75	
		Property Taxes \$90.44 per month for 3 mo.	\$271.32	
		City Property Taxes \$30.98 per month for 3 mo.	\$92.94	
		School Property Taxes \$302.18 per month for 10 mo.	\$3,021.80	
		Aggregate Adjustment	-\$1,053.35	
		Title Charges & Escrow / Settlement Charges		
		Title - Electronic Document Transmittal Fee to Devon Abstract, LLC	\$50.00	
		Title - Notary Fees to Ethel Long	\$60.00	
		Title - Overnight/Courier Fee (\$15.50 per package) to Devon Abstract, LLC	\$15.50	
		Title - Wire Fee to Devon Abstract, LLC	\$15.50	
\$45.00		Title - Mortgage Satisfaction Tracking to reQuire Release Tracking		
\$40.00		Title - Notary Fee to Ethel Long		
\$15.50		Title - Payoff Overnight Fee to Devon Abstract, LLC		
		Title - Closing Protection Letter to First American	\$125.00	
		Title - PA 100 Restrict - No Violation to Devon Abstract, LLC	\$100.00	
		Title - PA 300 Survey Exception to Devon Abstract, LLC	\$100.00	
		Title - PA 900 Environmental - Res to Devon Abstract, LLC	\$100.00	
		Title - Owner's Title Insurance(\$247.85) to Devon Abstract, LLC	\$2,412.85	
		Commission		
\$9,150.00		Real Estate Commission - Listing to Berkshire Hathaway HomeServices Homesale		
\$9,150.00		Real Estate Commission - Selling to Keller Williams Realty-Devon-Wayne		
		\$3000.00 Earnest Money Held by Berkshire Hathaway HomeServices Homesale		
		Government Recording and Transfer Charges		
		Recording Fee (Deed) to York County PA Recorder of Deeds	\$110.00	
		Recording Fee (Mortgage) to York County PA Recorder of Deeds	\$210.00	
\$1,525.00		Transfer Tax to York County PA Recorder of Deeds	\$1,525.00	
\$1,525.00		State Tax/Stamps to York County PA Recorder of Deeds	\$1,525.00	
		Payoff(s)		

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
\$197,327.78		Lender: Payoff of first mortgage loan to PennyMac Loan Services, LLC, ISAOA/ATIMA		
		Total (\$197,327.78)		
		Miscellaneous		
		broker compensation \$8235.56 Paid by Allied Mortgage Group ISAOA/ATIMA		
		Homeowner's Insurance Premium to Guard Home and Auto	\$1,071.00	
\$10.00		2021 tax duplicate bill fee to Fran Surdich, Tax Collector		
\$1,486.82		2021 township to Fran Surdich, Tax Collector		
\$245.00		broker fee to Berkshire Hathaway HomeServices Homesale		
		Broker Fee to Keller Williams Realty-Devon-Wayne	\$295.00	
\$150.00		conveyancing fee to Devon Abstract, LLC		
\$85.00		reimbursement certifications to Devon Abstract, LLC		
\$70.00		sewer quart to Springettsbury Township		
Seller			Borrower/Buyer	
Debit	Credit		Debit	Credit
\$281,650.27	\$306,800.27	Subtotals	\$324,548.67	\$309,475.00
		Due From Borrower		\$15,073.67
\$25,150.00		Due To Seller		
\$306,800.27	\$306,800.27	Totals	\$324,548.67	\$324,548.67

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Devon Abstract, LLC to cause the funds to be disbursed in accordance with this statement.

Arren Randall_____
Date_____
Gregg S. Juris_____
Date_____
Rochelle Williams_____
Date_____
Escrow Officer_____
Date